

Chestnut Cottage, Burley Gate, Hereford, HR1 3QR  
Price £449,950



# Chestnut Cottage Burley Gate Hereford

A characterful three/four bedroom detached cottage with extended living space that has a 26ft living room with vaulted ceiling, situated in a highly desirable village location. Good sized and enclosed rear garden with rural countryside views to the rear.

The property also benefits from a garage and ample driveway parking, exposed wooden beams, latch doors and a dual aspect fireplace with wood burning stove.

CALL 01432 266007 TO BOOK YOUR VIEWING.

- Detached Cottage in a Village Location
- 3/4 Bedrooms
- 3 Reception Rooms
- Downstairs Shower Room & Upstairs Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking
- Countryside Views

## Material Information

Price £449,950

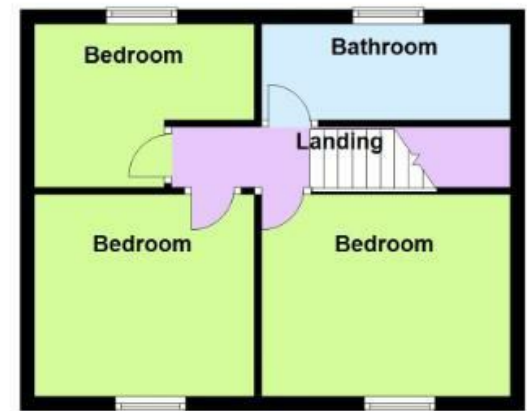
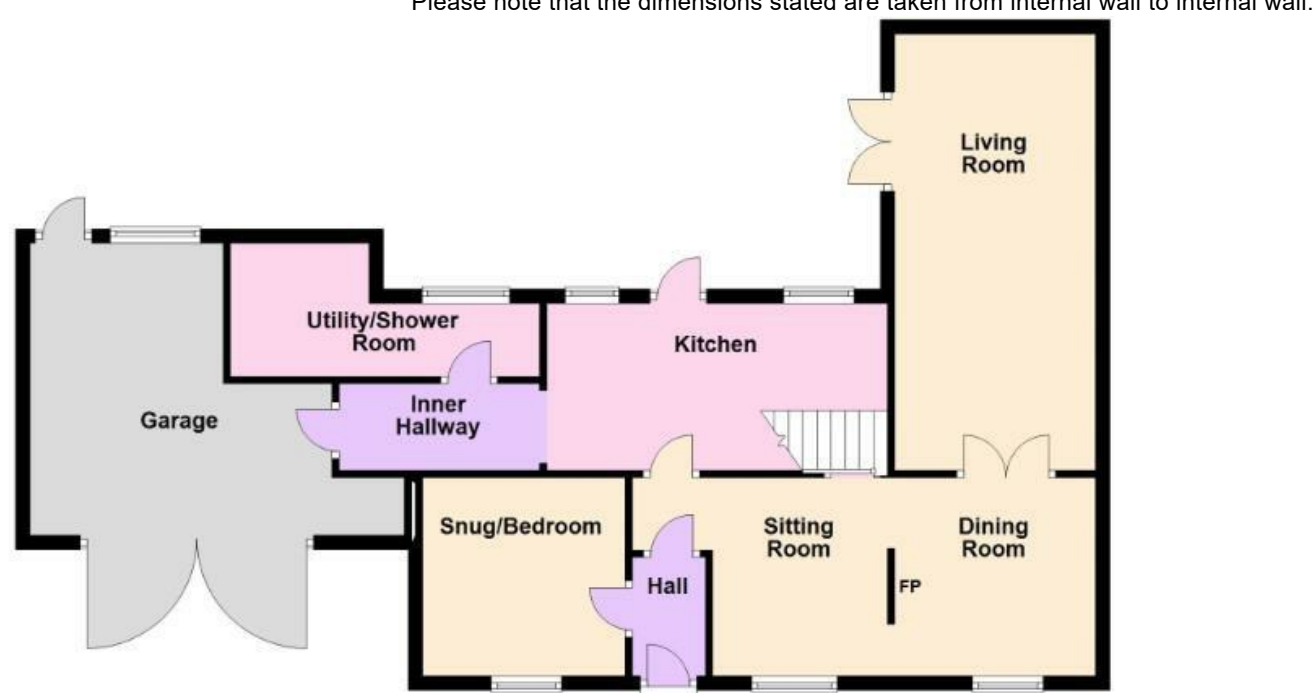
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: G (15)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	

## Introduction

Welcome to Chestnut Cottage, which offers a wealth of period features and flexibility on how you can use the rooms. The accommodation comprises, entrance hall, snug/bedroom 4, sitting room, dining room, living room, kitchen, utility/shower room, three bedrooms and a bathroom upstairs.

## Property Description

Entrance hall - 5'7 X 3'5 Inner hall - 7'6 X 2'10  
 Snug/bedroom 4 - 11'9 X 11' Utility/Shower Room - 11'4 X 8'2  
 Sitting Room - 11'7 X 11'4 Bedroom - 12'4 X 11'7  
 Dining Room - 11'7 X 8'8 Bedroom - 11'7 X 10'9  
 Living Room - 26'4 X 11'5 Bedroom - 11'3 X 8'6  
 Kitchen - 15'10 X 7'8 Bathroom - 11'2 X 5'5

## Garden & Parking

The enclosed rear garden has a gravelled seating area, perfect for alfresco dining and entertaining and a large lawn with well established flower and shrub borders, gated side access and outside tap.

The attached garage had wooden double doors to front, window and stable style door to rear, power and light. Driveway parking to the front for at least three cars side by side.

## Location

The property is approximately 8 miles from Hereford, 6 miles from Bromyard and 11 miles from Ledbury where you can access the M50. Burley Gate has a post office/shop and primary school and a secondary school can be found in Bromyard. Three horseshoes public house can be found in Little Cowarne about 3 miles away and there are an abundance of lovely local walks close by.

## Services

Oil fired central heating, cooker and hob on bottled gas, mains electric and water, private drainage to a septic tank.

Herefordshire Council Tax Band - D

Tenure - Freehold

## Directions

Proceed out of Hereford on the A4103 heading towards Worcester. Take the left hand turn after approximately 1 mile to the A465 for Bromyard. Proceed for approximately 5 miles towards the village of Burley Gate. At the roundabout, take the second exit and the property can be found on the left hand side identified by our For Sale board.

